

056.A

0016

0005.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
239,100 / 239,100
239,100 / 239,100
239,100 / 239,100

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| 16 | | OLD COLONY LN, ARLINGTON |

OWNERSHIP

| | | | |
|----------|--------------------------------|---------|---|
| Owner 1: | OLD COLONY REALTY PARTNERS LLC | Unit #: | 5 |
| Owner 2: | | | |
| Owner 3: | | | |

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 610 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | R5 | APTS LOW | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 6039 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 239,100 | | | 239,100 | | 151579 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 10/11/17 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 102 | FV | 239,100 | 0 | . | . | 239,100 | 239,100 | Year end | 12/23/2021 |
| 2021 | 102 | FV | 235,800 | 0 | . | . | 235,800 | 235,800 | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 229,100 | 0 | . | . | 229,100 | 229,100 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 211,000 | 0 | . | . | 211,000 | 211,000 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 174,700 | 0 | . | . | 174,700 | 174,700 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 162,600 | 0 | . | . | 162,600 | 162,600 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 162,600 | 0 | . | . | 162,600 | 162,600 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 153,300 | 0 | . | . | 153,300 | 153,300 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|----------|-----------|------------|----|-----|-------|-------|
| CARR DAVID W/EX | 61727-310 | | 5/2/2013 | Mult Lots | 20,035,000 | No | No | | |
| WILFERT DAVID P | 61727-298 | | 5/2/2013 | Mult Lots | 99 | No | No | | |
| | 18249-339 | | 6/1/1987 | | | No | No | N | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|------------|--------|---------|--------|-----|------------|----------|------------|---------|----------|--------|---------|--------|
| 10/11/2017 | | | | | | | | | Measured | | DGM | D Mann |
| 5/6/2000 | | | | | | | | | | 197 | PATRIOT | |

ACTIVITY INFORMATION

| Sign: | VERIFICATION OF VISIT NOT DATA | _____ |
|-------|--------------------------------|-------|
|-------|--------------------------------|-------|

Total Card / Total Parcel
239,100 / 239,100
239,100 / 239,100
239,100 / 239,100

| | |
|----------------|----------|
| Prior Id # 1: | 151579 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| PRINT | |
| Date | Time |
| 12/30/21 | 01:13:37 |
| LAST REV | |
| Date | Time |
| 04/26/18 | 11:44:25 |
| mmcmakin | |
| 4836 | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

| | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|---|-----|---------------------------|-------------------------|------|-----|---------------------|------------|------------|-----|----------------------|------------------------|-------------|------------|--------------|--------------|----------|--------|---|--------|----|-------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | |
| Type: 7 | - Condo Garden | | | Full Bath: 1 | Rating: Average | | | Building Number 16. | | | | | | | | | | | | | | | |
| Sty Ht: 1 | - 1 Story | | | A Bath: | Rating: | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | | | |
| Foundation: 3 | - BrickorStone | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | | | |
| Frame: 2 | - Steel | | | 1/2 Bath: 0 | Rating: Average | | | | | | | | | | | | | | | | | | |
| Prime Wall: 7 | - Brick | | | A HBth: | Rating: | | | | | | | | | | | | | | | | | | |
| Sec Wall: | | | | OthrFix: | Rating: | | | | | | | | | | | | | | | | | | |
| Roof Struct: 2 | - Hip | | | OTHER FEATURES | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 | - Asphalt Shgl | | | Kits: 1 | Rating: Average | | | | | | | | | | | | | | | | | | |
| Color: BRICK | | | | A Kits: | Rating: | | | | | | | | | | | | | | | | | | |
| View / Desir: N | - NONE | | | Fpl: 0 | Rating: Average | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | | | | | | | |
| Grade: C | - Average | | | CONDOS INFORMATION | | | | | | | | | | | | | | | | | | | |
| Year Blt: 1965 | Eff Yr Blt: | | | Location: F | - Front | | | | | | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: | | | | | | | | | | | | | | | | | | | |
| Jurisdict: | Fact: . | | | Floor: 2 | - 2nd Floor | | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: 0.552500010 | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: 24 - 6039 | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: AV | - Average | | | 30. % | | | | | Exterior: | | | | | | | | | | |
| Prim Int Wal: 2 | - Plaster | | | Functional: | | | | % | | | | | Interior: | | | | | | | | | | |
| Sec Int Wall: | | | | Economic: | | | | % | | | | | Additions: | | | | | | | | | | |
| Partition: T | - Typical | | | Special: | | | | % | | | | | Kitchen: | | | | | | | | | | |
| Prim Floors: 4 | - Carpet | | | Override: | | | | % | | | | | Baths: | | | | | | | | | | |
| Sec Floors: | | | | Total: | 30.6 % | | | | | | | | Plumbing: | | | | | | | | | | |
| Bsmnt Flr: | | | | CALC SUMMARY | | | | | | | | Electric: | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 325.00 | | | | | | | | Heating: | | | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.48360658 | | | | | | | | General: | | | | | | | | | | | |
| Electric: 3 | - Typical | | | Const Adj.: 1.06018400 | | | | | | | | | | | | | | | | | | | |
| Insulation: 2 | - Typical | | | Adj \$ / SQ: 511.191 | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 32714 | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 3 | - Electric | | | Grade Factor: 1.00 | | | | | | | | | | | | | | | | | | | |
| Heat Type: 6 | - Elec Base/B | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: 100 | | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: 344540 | | | | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | Depreciation: 105429 | | | | | | | | | | | | | | | | | | | |
| | | | | Depreciated Total: 239111 | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | AvRate: | | | Ind.Val | | | | | SUB AREA | | | | | | | | | | |
| Make: | | | | | | | | | | | | | SUB AREA DETAIL | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | Rate | Parcel ID | | | Typ | Date | Sale Price | | | Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | |
| More: N | Total Yard Items: | | | | Total Special Features: | | | | | | | Total: | | | | IMAGE | | | | AssessPro Patriot Properties, Inc | | | |
| | | | | | | | | | | | | | | | | | | | |  | | | |